

INDUSTRIAL/WAREHOUSE PREMISES

1,758 SQ FT

BOURNEMOUTH AIRPORT CHRISTCHURCH DORSET

SAT NAV: BH23 6BW



# 307 N1

## AVIATION BUSINESS PAR<br/> AIRPORT

- Brickwork construction with external walk in store
- > Dark kitchen suitable
- > Fenced and gated
- > LED lighting
- Air conditioning
- Ventilation
- **>** Office
- > WCs
- > Gas available
- > Rateable value: £TBC
- > EPC TBC
- > The approximate costs for the year ending 31.3.26 are:

Service Charge: £TBC + VAT
Water: £TBC + VAT
Sewerage: £TBC + VAT
Buildings Insurance: £TBC + VAT

### SIZE (GIA APPROX)

Accommodation sq ft sq m Ground floor 1,758 163

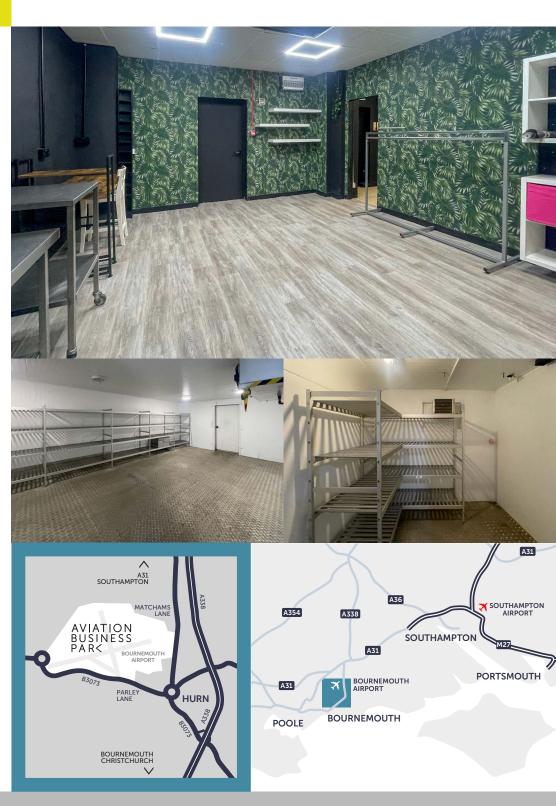
Measured in accordance with RICS Code of Measuring Practice (6th Edition).

#### **RENT**

£16,000 per annum exclusive of business rates, VAT, service charge, utilities and insurance premium payable quarterly in advance.

#### **LEASE**

Available by way of a new full repairing and insuring lease with upward only, open market rent reviews every 3 years.





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The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available HERE.

Agent's note: At no time have we undertaken a structural survey and source have

Agents note. At not time nave we undertaken a structural survey and services nave not over textor, interested partners should alstay shrentesters and excellent of the structural integrity of the premises and condition? I working order of services, plant or equipment. This brochure is intended unel as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do no form part of an offer or contract.